

CASE STUDIES

BAYLEYS

TOTAL property



Speaking up

Trail-blazing women discuss gender diversity in the New Zealand commercial property sector.

Many healthy returns

Medical-related property as an asset class gathers significant traction in the investment market.

FEATURING

29

COMMERCIAL PROPERTIES
FOR SALE FROM AROUND
NEW ZEALAND

ISSUE 5 - 2020

Passive investment in growth node

Unit 3A, 3 Fairwater Road, Warkworth, Auckland

SOLD

**Total
Property
Case Study**



- Prime position in the heart of Warkworth
- Entrenched tenant in high quality development
- Long-term lease with structured growth
- Dual guarantees

Calling all passive investors!

A bankable asset with both personal and bank guarantees from an entrenched tenant who has occupied the unit since it was built in 2016. The unit comprises 140.3sqm (approximately) including 24.5sqm (approximately) of deck area and shared use of a large number of on-site car parks. Built by a reputable developer with neighbouring tenants including McDonalds, BP, Tank Juice, St Pierre's Sushi, Kebabs on Queen and Educare Early Learning Centre.

Property Details

Floor Area	140.3sqm including 24.5sqm of exclusive deck area
------------	---

Tenancy Details

Name of Tenant	JS. JS Private Limited trading as Virsa Indian Restaurant
Term of Lease	Ten (10) years
Net Rental	\$53,444.90pa + GST and outgoings

Sale Summary

Marketed for sale through Total Property this property was placed under contract during lockdown level 3, prior to the deadline, after being on the market for just two weeks. The marketing attracted a high level of enquiry with the purchaser coming from the wider Bayleys network, showing the value of our unparalleled reach in the market place.

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

29 Northcroft Street, Takapuna,
Auckland, New Zealand

Sale price

\$811,000

Yield

6.59%

Source of Purchaser

Database

Purchaser Profile

Passive Investor

Adam Curtis

+64 21 720 997

adam.curtis@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Adam Watton

+64 27 299 6643

adam.watton@bayleys.co.nz

COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1503631**

Invest with style

Unit C, 14 Corinthian Drive, Albany, Auckland

SOLD

**Total
Property
Case Study**



- Located in the most popular retail centre on the North Shore
- Long term lease with established tenant
- Ample car parks

Offered to the market is a 108sqm (approximately) prime retail unit located in the Corinthian Retail Centre, 14 Corinthian Drive, Albany. Claimed to be the biggest food and beverage precinct on the North Shore, there is an attractive mix of food and beverage, service retail, supermarket, various restaurants and 'grab and go' food. The site benefits from an abundance of shared common car parking, in addition to multiple access from both Corinthian Drive and Data Way. The busy centre is surrounded by a wide range of well-known tenants, including ASB Bank, Westpac Bank, Mitre 10, Olympus, Mcveagh Fleming, Lion Foundation, Peter Baker Transport, and Kids Cove Childcare Centre. The property is leased to an established high-end hair salon, trading as James Hugh Jackson, on an eight (8) year term, returning \$51,640pa + GST and outgoings.

Property Details

Floor Area	108sqm (approximately)
------------	------------------------

Sale Summary

A pre-auction offer was accepted by the vendor. Multiple parties engaged in the pre-auction process with the instigating party being unsuccessful and the final purchaser being a different buyer resulting in an even higher price and a very happy vendor.

Sold by

Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$1,055,000

Yield
4.89%

Steven Liu
+64 21 808 579
steven.liu@bayleys.co.nz
COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Eddie Zhong
+64 21 227 7110
eddie.zhong@bayleys.co.nz
COMMERCIAL NORTH SHORE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1503630

Commercial site at the gateway to Kumeu Central

2 Putaki Drive, Kumeu, Rodney District, Auckland

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- 2,117sqm road frontage, fully serviced site with title issued
- Part of a master planned mixed use development
- Adjoining eight (8) commercial and live/work lots, 16 residential superlots, and close to New World Supermarket
- Huge growth location in an area identified as one of Auckland's key growth nodes

Kumeu has become increasingly popular as a commercial and residential destination. It is ideally positioned to benefit from the major commercial and retail developments at Westgate, approximately 8kms away.

As the area expands, the requirement for housing, commercial and retail activity increases, providing a significant growth opportunity for purchasers to capture this move. The North West corridor is one of Auckland's strongest growth areas and is subject to a \$1 billion transformation.

The area is benefiting from significant infrastructural upgrading and development, including an ever improving motorway network, expanding public transport and increased public amenities and schools.

A rare road frontage offering in a rapidly expanding area.

Property Details

Land Area	2,117sqm (more or less)
Zoning	Business Town Centre (Auckland Unitary Plan)

Sale Summary

We were pleased with the level of enquiry and the three offers received on close of Tender. As suspected a developer has purchased the property and is likely to build a retail complex to complement its surroundings.

Sold by

For Sale by Deadline Private Treaty (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$1,825,000

Stuart Bode

+64 27 493 6223

stuart.bode@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Sunil Bhana

+64 21 938 660

sunil.bhana@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

James Hill

+64 21 599 529

james.hill@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1902735**

Cut above the rest: long lease to national tenant

14 Westgate Drive, Westgate, Waitakere City, Auckland

SOLD

**Total
Property
Case Study**



- Modern freehold building in the rapidly developing suburb of Westgate
- Well-entrenched tenant with over six years remaining on current term and a final expiry of 2032
- Low maintenance fee simple investment with fixed rental increases

Westgate is the hub for the large and swiftly expanding communities of Auckland's North West. A well-planned mix of retail, commercial and community uses with excellent transport links and easy motorway access. Westgate Shopping Centre, which this property forms part of, is a vibrant mix of large format stores and speciality retail in an open-air setting. It's a hub for shopping, dining and entertainment including a cinema, tenpin bowling alley, minigolf, restaurants and bars.

The tenant, Vivo Beauty Limited, is a family run, privately owned company that employs 650 staff in 80 hair and beauty salons across NZ. They are proven performers and have successfully operated in this location for nine years.

Property Details

Land Area	109sqm (more or less)
Floor Area	100.06sqm (approximately)
Zoning	Business - Metropolitan Centre

Tenancy Details

9-year lease returning \$51,696 + GST p.a. (net).

Sale Summary

After undergoing a four week Total Property campaign, this property was sold under the hammer.

Sold by

Auction (unless sold prior)
Bayleys Real Estate, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$1,030,000

Yield
5.02%

Source of Purchaser
Established Client

Purchaser Profile
Active add value investor

James Were
+64 21 740 032
james.were@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Phil Haydock
+64 21 192 2233
phil.haydock@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Beterly Pan
+64 21 139 2228
beterly.pan@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, NORTHWEST,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690843

City Central: occupy/add value/resi-conversion

Unit 9A/17 Albert Street, Auckland Central, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Affordable commercial premises with genuine residential conversion potential
- Approximately 194sqm north-facing, corner office with harbour views and good natural light
- Excellent CBD position
- Attractive options for owner-occupiers and add-value investors alike

This fully self-contained, corner office with great natural light and outlook, offers purchasers a wide variety of options to consider.

Located a stone's throw from the newly opened Commercial Bay, comprising a stunning 39-level office tower, known as the PwC Tower, above a three level retail precinct. The laneway design is filled with global flagship brands and a diverse range of food and beverage offerings. A short walk up Albert Street, you will have access to the new Aotea Station, part of the City Rail Link.

Property Details

Floor Area	194.25sqm (approximately)
Zoning	Business - City Centre

Tenancy Details

Sold with vacant possession.

Sale Summary

Sold to an add-value investor who plans to convert to residential.

Sold by

For Sale by Deadline Private Treaty
(unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$610,000

Source of Purchaser

Trademe.co.nz

Purchaser Profile

Active add value investor

Phil Haydock

+64 21 192 2233

phil.haydock@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Polly Markus

+64 21 168 4652

polly.markus@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

James Were

+64 21 740 032

james.were@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690866

Beat the bank - park your cash here

G8/160 Symonds Street, Eden Terrace, Auckland City, Auckland

SOLD

**Total
Property
Case Study**



- Enjoy the cash flow from 31 covered car parks while your brand-new 76sqm retail unit is being built
- Strategic location on the border of Auckland's CBD
- Excellent profile with exposure to approximately 16,000 cars per day
- High yielding investment with further rent upside

A rare opportunity to secure 31 covered car parks (contained in 29 Accessory units) in a fast-developing location, just a stroll away from Queen Street, Universities, Auckland Hospital and Mount Eden Train station. Currently under-rented on a monthly basis, there is room to further tune this high yielding performer into an enviable star of a diversified property portfolio. The car parks are accessory units to one of nine retail units with a high profile frontage to Symonds Street, a main arterial into Auckland's CBD. Due to weather-tightness issues these retail units are scheduled to be demolished and redeveloped, providing buyers with a brand-new retail unit for adding further income to the bottom line once completed.

Property Details

Floor Area	76sqm (approximately)
Car Parks	31 covered car parks
Zoning	Business - Mixed Use

Tenancy Details

Monthly lease, full tenancy details available upon request.

Sale Summary

Multiple tenders were received, ultimately selling to an established investor not reliant on bank funding.

Sold by

Tender (unless sold prior)

Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price

\$700,000

Yield

4.82%

Purchaser Profile

Active add value investor

James Were

+64 21 740 032

james.were@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Phil Haydock

+64 21 192 2233

phil.haydock@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690082

Mount Eden character live/work

10/13 Coles Avenue, Mount Eden, Auckland City, Auckland



SOLD

**Total
Property
Case Study**

- 229sqm well appointed freehold unit
- Two on site car parks (more available for lease)
- Strategic location moments from the Mount Eden Village and CBD
- Owner occupiers, investors and tenants - this should not be missed!

Located in the tightly held and highly sought after Steel Works development this freehold unit presents a rare opportunity for owner occupiers, investors and tenants.

Comprising 229sqm its aesthetics combine a high stud, polished floors and exposed brick to create an impressive mix of character and contemporary style space. The ground floor consists of open plan office, a full size kitchen and bathroom/shower facilities. The upstairs mezzanine is perfect as a boardroom or live/work configuration, subject to regulatory consent.

Moments from the CBD and within walking distance of the cafes and bars in the Mount Eden Village. This is a must see!

Property Details	
Floor Area	229sqm (approximately)
Car Parks	Two (2) onsite car parks

Tenancy Details	
For sale or lease with vacant possession.	

Sale Summary	
This property was sold to an owner occupier.	

Sold by
For Sale or Lease
by Deadline Private Treaty
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$1,325,000

Source of Purchaser
Trademe.co.nz

Purchaser Profile
Owner occupier SME

James Were
+64 21 740 032
james.were@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

James Hill
+64 21 599 529
james.hill@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Phil Haydock
+64 21 192 2233
phil.haydock@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690845

Prime on Dominion Road

01/292-310 Dominion Road, Mount Eden, Auckland City, Auckland



- Situated in a prominent central Dominion Road location
- Approximately 743sqm floor area freehold unit
- 38 designated car parks
- Net rental of approximately \$245,376 + GST per annum
- A Grade Seismic rating (100% NBS)

The property is well located on a high profile corner within Eden Quarter shopping complex which includes Countdown, Amcal Pharmacy, Subway and X-Ray Service. The property enjoys good exposure and road frontage to the heavy passing traffic flow as well as pedestrians along Dominion Road. Currently occupied by a busy restaurant and chiropractic clinic, returning \$245,376 + GST per annum.

Situated on the eastern side of Dominion Road in the city fringe precinct of Mount Eden, thus offering a unique opportunity to purchase a prime investment in this strategic and sought-after location. Auckland Transport has proposed plans for a significant upgrade of Dominion Road, focusing primarily on ease of travel for public transport commuters and on upgrading the quality of village centres and streetscapes to support local businesses.

Property Details	
Floor Area	734sqm (more or less)

Sale Summary
Throughout the four week marketing campaign, we successfully had three bidders in the auction room. After more than 100 bids, we achieved an exceptional price for the vendor.

Sold by
Auction (unless sold prior)
Bayleys House, 30 Gaunt Street,
Auckland, New Zealand

Sale price
\$3,313,000

Source of Purchaser
Established Client

Purchaser Profile
Active add value investor

Owen Ding
+64 27 565 0099
owen.ding@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Sarah Liu
+64 21 182 4701
sarah.liu@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, REMUERA,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690815

Flexible options, flexible vendor

180 Wellington Street, Howick, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



Artist's impression

- Rare and versatile freehold opportunity in a tightly held area
- Located in popular and well established industrial/commercial precinct
- Standalone and solid building with two tenancies providing cash flow
- Layout and structure provide several opportunities and uses

180 Wellington Street offers add value investors and owner occupiers the opportunity to acquire a split risk investment in the center of Howick's commercial precinct. Currently tenanted by a Gym and an Auto-Repair Shop, split risk industrial opportunities are hard to come by.

Comprising two levels, the property offers versatility - either negotiate with existing tenants to reposition this rare asset or grow your business further from this prime site.

Property Details

Land Area	1,178sqm (more or less)
Floor Area	782.90 (more or less)
Car Parks	Twenty (20)
Zoning	Business Light Industry

Tenancy Details

Returning a combined income of \$137,008pa + GST from two tenancies. Full information is available upon request.

Sale Summary

Relaunched a Total Property marketing campaign with over 10 enquiries. Marketed for lease or for sale as the lease terms were expiring next year. Sold to an owner occupier after it was relaunched.

**Sold by
For Sale or Lease**

Sale price
\$2,200,000

Tony Chaudhary
+64 21 995 121
tony.chaudhary@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Janak Darji
+64 21 047 1290
janak.darji@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Amy Weng
+64 21 177 3422
amy.weng@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902474

Beat the bank! - Essential business

C/333 East Tamaki Road, East Tamaki, Manukau City, Auckland

SOLD

**Total
Property
Case Study**



- New four (4) year lease to essential business
- Premier East Tamaki location
- 80% IEP (Earthquake rating)

Available for sale is this 572sqm (more or less) property in the industrial hub of East Tamaki. The property features a high quality fit-out which has been recently refurbished with an upgraded plant minimising future capital expenditure. With a rear roller door and front cart dock the property features good flow and allows for increased efficiencies. Good parking, a presentable facade and wide driveway allowing ease of access are just some of the many draw points of this great property.

The tenant – an essential food business supplying ready-made and healthy meals has signed a new four year lease returning \$90,000 pa net and provides a cash bond and personal guarantee to the incoming landlord.

Opportunities such as this rarely come to market and this represents an opportunity for purchasers to secure a sought after investment at an increasingly hard to find high yield.

Sold by
Asking Price
NZ\$1,599,000 + GST (if any)

Sale price
\$1,535,000

Nelson Raines
+64 21 555 673
nelson.raines@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Tim Bull
+64 21 127 1831
tim.bull@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1902614

Property Details

Floor Area	572sqm (more or less)
------------	-----------------------

Sale Summary

Campaign saw in excess of 40 registered interests, eight site viewings and a quick sale post campaign.

Passive pharmacy investment - new six year lease

Unit 18, 108 Great South Road, Takanini, Papakura District, Auckland

SOLD

**Total
Property
Case Study**



- Brand new building in Takanini Gateway complex behind Counties Medical Takanini
- Close proximity to the State Highway 1 interchange
- Established pharmacy operators
- Currently returning \$64,000pa plus GST and outgoings

The Takanini Gateway is a brand new, multi-purpose development located on a strategic corner site on Great South Road in Takanini. Unit 18 reflects the modern retail trend of popular shopping complexes surrounded by generous car parking accessed by multiple entry points.

Property Details

Floor Area	107.80sqm (more or less)
Zoning	Residential - Mixed Housing Suburban

Tenancy Details

Tenanted to Takanini Pharmacy on a six (6) year lease returning \$64,000pa plus GST and outgoings.

Sale Summary

Passive pharmacy investment on a new six year lease. Total Property 5 Deadline Private treaty campaign, with over 34 enquiries over a five week period. Multiple offers were presented at the deadline and the property was purchased by a syndication of passive investors.

Sold by

For Sale by Deadline Private Treaty

(unless sold prior)

2 Harris Road, East Tamaki, New Zealand

Sale price

\$1,190,000

Yield

5.38%

Tony Chaudhary

+64 21 995 121

tony.chaudhary@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Scott Campbell

+64 21 414 107

scott.campbell@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

Janak Darji

+64 21 047 1290

janak.darji@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, MANUKAU,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**1902743**

World famous in New Zealand

2 Seymour Street, Paeroa, Waikato



Boundary lines are indicative only

- Circa \$119,000pa + GST and OPEX
- Multiple tenancies
- Prime corner location

This iconic property positioned at the intersection of Seymour Street, Taylor Avenue and State Highway 2 will get you fizzing with excitement. The approximately 445sqm building which has undergone significant upgrades and comprises three tenancies, Paeroa's L&P Cafe, Bar and Brasserie returning circa \$54,000 + GST and OPEX and Flooring Design returning \$40,000 + GST and OPEX, while a third tenancy to Globox digital billboard presently being erected provides a return of \$25,000 + GST. Front and centre of the high profile 2,546sqm (more or less) site on one of the main arterial lines between Auckland and Tauranga is one of the two instantly recognisable 6m tall replica L&P bottles in the thriving town.

Property Details	
Land Area	2,546sqm (more or less)
Floor Area	445sqm (more or less)

Tenancy Details	
Multiple tenancies returning circa \$119,000pa + GST and OPEX. Full tenancy details are available on request.	

Sale Summary	
A comprehensive campaign was run with a marketing spend of just over \$12,000. The property received approximately 13 enquiries and viewings and sold under the hammer on auction day.	

Sold by
Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$1,600,000

Yield
7.40%

Purchaser Profile
Passive Investor

Josh Smith
+64 27 229 8865
josh.smith@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Jo Stewart
+64 27 641 1680
jo.stewart@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2311564**

Live work love life

64 Belmont Road, Paeroa, Waikato



Boundary lines are indicative only

- Owner occupy or invest
- Multiple tenancy options
- Sold inclusive of GST

Calling all owner-occupiers and investors, the perfect entry-level opportunity has arisen in the thriving town of Paeroa for a new owner to capitalise on this property up for sale for the first time in 20 years. The approximately 140sqm building with State Highway frontage comprises two commercial tenancy spaces at the front and a residential apartment at the rear with the unique bonus of being sold inclusive of GST. With multiple use options available including leasing as is, owner occupy, live and work with supplementary income, reconfigure or redevelop into a single ground floor space, the possibilities are endless. Its prime position in the centre of town affords the new owner the freedom of choice. Set on 263sqm (more or less) this strategic State Highway 2 location in the coveted golden triangle of trade within a 90-minute drive from Auckland, Hamilton and Tauranga.

Property Details	
Land Area	263sqm (more or less)
Floor Area	140sqm (more or less)

Tenancy Details	
This property is for sale with vacant possession.	

Sale Summary	
Two vacant retail in Paeroa main street with attached one bedroom flat. Keen bidding by two parties, both own neighboring properties, sold above the vendors expectation.	

Sold by
Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$330,000

Purchaser Profile
Passive Investor

Josh Smith
+64 27 229 8865
josh.smith@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2311567**

Medical complex in prime location

3 Palm Springs Boulevard, Papamoa, Bay of Plenty

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Medical complex in prime location
- Split risk - multiple tenancies
- Strategic, high profile site in an ever expanding community

This offering comprises of 633sqm of building positioned on a freehold land parcel of approximately 2,174sqm and boasts 32 onsite car parks. There is dual access from Palm Springs Boulevard and Papamoa Beach Road. Located in a prime position within Papamoa this is sure to be a location in high demand for years to come. This medically aligned property currently has four tenancies in place providing a net income of approximately \$145,479.00 + GST with added potential to grow. With Papamoa's popularity and increasing population, plus medical facilities constantly under pressure, this is an opportunity to reap the benefits of securing this property in the right place at the right time. That time is now!

Property Details

Land Area	2,174sqm (approximately)
Building Area	633sqm (approximately)
Car parks	32 on site

Tenancy Details

Returning net rental of approximately \$145,479.00 + GST. Full tenancy details are available on request.

Sale Summary

Good interest generated from the Total Property campaign, which included online advertising and print media. Sold prior to auction.

Sold by

Auction (unless sold prior)

247 Cameron Road, Tauranga, New Zealand

Sale price

\$3,154,635

Lloyd Davidson

+64 21 949 099

lloyd.davidson@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Rory Brown

+64 22 490 1437

rory.brown@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2500627

 **Video** available

Double dip investment

6, 10A and 10B Roxanne Place, Poike, Tauranga, Bay of Plenty

SOLD

**Total
Property
Case Study**



- Two freehold commercial properties, totaling 3,508sqm land, to be sold together
- Three established tenants returning an annual income of \$175,590 + GST
- Multiple use building layouts including mix of warehouse, office and first floor apartment at 10B Roxanne Place, constructed in 2009

6 Roxanne Place provides accommodation for Fliways Transport, single level building with multiple roller doors and loading docks.

10A Roxanne Place comprises a high stud warehouse, generous ground floor offices and first floor, three bedroom apartment. Recent lease to a furniture distributor.

10B Roxanne Place leased to Black Chilli Design, provides quality warehouse plus office and amenities for this tenant.

Commercial zoning allows for flexible uses for a range of business operators and access to SH29 provides convenient traffic movement through to Mount Maunganui, Tauriko and Tauranga link roads.

Sold by

Auction (unless sold prior)
247 Cameron Road, Tauranga, New Zealand

Sale price

\$2,700,000

Yield

6.50%

Jo Stewart

+64 27 641 1680

jo.stewart@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2501306

Video available

Property Details

Land Area	3,508sqm
Floor Area	Total combined 1,464sqm

Tenancy Details

Returning a net rental of \$175,590.23 pa + GST. Full tenancy details are available on request.

Sale Summary

Marketed through Total Property nationwide, the property sold pre auction with an unconditional offer of \$2,700,000.

Split-risk suburban investment

64 Cameron Road, Hamilton East, Waikato

SOLD

**Total
Property
Case Study**



- Multi tenanted investment on a prime corner site
- Freehold title with a land area of 642sqm (more or less)
- Returning a total net income of \$50,721.22pa + GST and outgoings

Here is a rare opportunity to secure an Investment property with multiple income streams. Located in the highly-desirable Waikato University area, the property itself comprises of two tenancies and has a total floor area of 231sqm (more or less), and is situated on 642sqm of land (more or less). Both the food market and restaurant tenants are on five-year terms, with further rights of renewals. There is additional income from a lease to The Textile Recycling Centre limited who have a clothing bin on site. Located on Cameron Road, in a well-established residential intensification zone, on the east side of Hamilton, just a short walk to the University.

Property Details

Land Area	642sqm (more or less)
Floor Area	231sqm (more or less)
Zoning	Suburban Centre

Tenancy Details

Fully leased to three tenants returning \$50,721.22 + GST and outgoings. Full tenancy details are available on request.

Sale Summary

A nationwide marketing campaign was conducted on behalf of the vendor via various print and electronic media including Total Property's print and online publications. The campaign attracted substantial local and national buyer interest with multiple Tenders submitted on Tender close date.

Sold by

Tender (unless sold prior)

96 Ulster Street,
Hamilton, New Zealand

Sale price

\$1,015,000

Yield

5.09%

Source of Purchaser

Database

Purchaser Profile

Passive Investor

Jason Kong

+64 21 713 358

jason.kong@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2311572

A screaming opportunity

63 Higgins Road, Frankton, Waikato



SOLD

**Total
Property
Case Study**

Boundary lines are indicative only

- Being offered with vacant possession
- 2,206sqm (more or less) landholding with ample yard space
- Modern 525sqm (approximately) clear span industrial building

Whether you are an owner-occupier looking for a home for your business, or an investor looking to add value, 63 Higgins Road, Frankton screams opportunity. Being offered to the market with vacant possession, the property consists of a good-sized land holding of 2,206sqm (more or less) and a modern warehouse of 525sqm (approximately). Located in a popular patch of Frankton, this type of property is increasingly sought-after by businesses needing both ample yard and maneuverability space for machinery and deliveries. The area also benefits from being close to main arterial routes, including State Highway 1, ensuring easy access in and around Hamilton and out to the wider Golden Triangle. In need of a spruce up, 63 Higgins Road, Frankton is a must see for those that can look past the clutter and see the opportunity for adding value that lies beneath.

Property Details	
Land Area	2,206sqm (more or less)
Floor Area	525sqm (approximately)

Tenancy Details	
This property is for sale with vacant possession.	

Sale Summary	
Huge interest generated from the marketing campaign, various print, radio and online media were used. Local and national buyer interest with most being owner-occupiers. 10 bidders on the day and 61 bids in total.	

Sold by
Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price
\$1,080,000

Source of Purchaser
Sign

Purchaser Profile
Owner occupier SME

Jordan Metcalfe
+64 21 0847 8920
jordan.metcalfe@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Rebecca Bruce
+64 21 063 5165
rebecca.bruce@bayleys.co.nz
SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2311570**

Invest in the backbone of the economy

9-13 Rolfe Way, Putaruru, Waikato

SOLD

**Total
Property
Case Study**



- Tenanted by New Zealand's largest farmer-owned rural supplies co-operative
- Located in a prominent position in Putaruru, visible from State Highway 1
- Well maintained building with ample parking

Featuring Farmlands as tenant who have occupied this site since it was purpose built in 2011, this commercial investment makes good business sense. A prominent fixture in Putaruru, clearly visible from State Highway 1. Returning a current annual net rental of \$165,000 + GST on a initial 12-year lease. A landlord has the opportunity to make long-term returns on this commercial building with a national tenant and a well structured lease.

Property Details

Land Area	4,000sqm (more or less)
Floor Area	776sqm (approximately)

Tenancy Details

Name of Tenant	Farmlands Trading Society Limited
Term of Lease	12 years
Commencement Date	17th June 2011
Net Rental	\$165,000pa + GST and outgoings

Sale Summary

Nationwide campaign through print, radio and Total Property magazine. Extremely strong interest with 88 inquiries. Interested parties were attracted to the solid rental income, strength of the tenants along with a building IEP 100% NBS. Strong bidding in the room and on the phone resulted in a sale under the hammer.

Sold by

Auction (unless sold prior)
96 Ulster Street,
Hamilton, New Zealand

Sale price

\$2,800,000

Yield

5.80%

Purchaser Profile

Passive Investor

Willem Brown

+64 21 161 4066
willem.brown@bayleys.co.nz

SUCCESS REALTY LIMITED, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2311569**

Ex-timeshare, 38 units - vacant possession

Turangi Leisure Lodge, 21 Ngawaka Place, Turangi, Taupo, Waikato



SOLD

**Total
Property
Case Study**

- Over two acres of freehold land in a prime holiday location
- 38 fully self-contained units and massive central structure with full facilities
- Previously operated as a timeshare resort
- Array of possible development options

Turangi Leisure Lodge comprises land, buildings, plant and chattels. The property is run as a timeshare resort that originally comprised, in part, an 18-unit motel complex constructed in the late 1980s. These original units are spacious and have a mezzanine bedroom measuring around 33sqm each. The balance of the complex was built around 1990. There are four three-bedroom units located to the south of the main structure measuring circa 62sqm each and a further 16 two-bedroom units of some 62sqm. The management unit incorporates the main administrative centre with office, manager's residence, restaurant/bar facilities, communal areas and associated amenities. This is a rare opportunity to acquire a strategically-located freehold property that is ideal for multiple uses.

Property Details	
Land Area	8,675sqm
Floor Area	2,800sqm (approximately)

Tenancy Details
For sale with vacant possession.

Sale Summary
The marketing campaign comprising national print media and digital advertising resulted in a unconditional offer.

**Sold by
Tender**

Sale price
\$4,400,000

Gordon McGregor
+64 21 998 810
gordon.mcgregor@bayleys.co.nz
BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

Zane Cozens
+64 21 655 784
zane.cozens@bayleys.co.nz
WESTERMAN COZENS REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/1690727

Two tenants to spread the risk

67B Breakwater Road, Moturoa, Taranaki

SOLD

**Total
Property
Case Study**



- Modern warehouse of 1,873sqm (more or less)
- Multi-tenanted with net income of \$164,838pa + GST (approximately)
- Freehold 4,042sqm industrial site with 25-plus car parks
- Less than 1km to Port Taranaki and 3km to the CBD (approximately)

This modern warehouse built in 2004 is situated on a 4,042sqm (more or less) site and presents a rare opportunity in today's tightly-held New Plymouth marketplace. With dual tenancies to split the risk, it will appeal to the discerning investor looking for a solid return. Anchored by a long-term lease to one of the tenants with the balance presenting an opportunity for owner-occupiers in the future. A combined floor area of 1,873sqm (more or less) with two warehouse/workshops serviced by their own exclusive office and amenities set across two floors.

Property Details

Land Area	4,042sqm
Floor Area	1,873sqm
Zoning	Industrial D

Tenancy Details

Currently returning a net income of \$164,838pa + GST. Full tenancy schedule is available on request.

Sale Summary

Successfully sold as a result of the tender campaign to an out of province buyer. 7.5% yield approximately.

Sold by

Tender (unless sold prior)

15 Courtenay Street, New Plymouth, New Zealand

Sale price

\$2,200,000

Iain Taylor

+64 21 473 253

iain.taylor@bayleys.co.nz

SUCCESS REALTY TARANAKI LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Darryl Taylor

+64 21 732 582

darryl.taylor@bayleys.co.nz

SUCCESS REALTY TARANAKI LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2600465

Prime Hawke's Bay industrial sections

30 and 32 Mersey Street, Pandora, Hawke's Bay

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Prime position in Pandora industrial area
- Substantial 9,078sqm land area. Two freehold titles of 4,147sqm and 4,931sqm
- Easy access to Napier Port and State Highway 2
- 300mm hardfill and site drainage ideal for transport yard
- Zoned main industrial, buy one or buy both

Located on a rear section off Mersey Street, within the Pandora industrial area, these prime freehold sections offer easy access to Napier Port and the expressway to State Highway 2. Fantastic opportunity for owner-occupiers, developers and investors to secure one of the last large main industrial sites in Napier.

The location is characterised by a variety of industrial uses including bulk storage, warehousing, manufacturing, engineering and much more. Suit owner-operators, developers and landbank.

Few industrial land opportunities exist in Napier. This large site split into two lots, can be purchased separately or as one. Don't delay your enquiry.

**Sold by
Price by Negotiation**

Mark Evans
+64 21 990 212
mark.evans@bayleys.co.nz
EASTERN REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/2801588

Property Details

Land Area	9,105sqm
Two lots	9078sqm (more or less)
Land Area	30 Mersey Street - 4174sqm (more or less)
Land Area	32 Mersey Street - 4931sqm (more or less)
Zoning	Main industrial

Sale Summary

Deadline Treaty, multiple offers presented with the property being successfully sold.

Main street investment

245 Heretaunga Street West, Hastings, Hawke's Bay

SOLD

**Total
Property
Case Study**



- New five plus five-year lease
- Pristine building 100% of the code
- Top Hastings foot count precinct
- Tenant is renowned Hastings retail name

This property is located in Hastings' main retail strip directly opposite Farmers Trading Company. The building has been completely upgraded and seismically certified to be 100% of the NBS code. The tenancy has been fitted out to a high standard of specification with attractive polished wooden floors, suspended ceiling and comprehensive air conditioning throughout.

**Sold by
Price by Negotiation**

Sale price
\$710,000

Yield
6.78%

Rollo Vavasour
+64 21 650 210
rollo.vavasour@bayleys.co.nz

EASTERN REALTY LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**2852262**

Property Details

Land Area	361sqm
Floor Area	256sqm
Zoning	Central Commercial

Tenancy Details

Name of Tenant	Five JPs Limited (Craft and Hearn)
Term of Lease	Five (5) years
Commencement Date	28th September 2019
Rights of Renewal	One (1) of five (5) years
Net Rental	\$47,000pa + GST
Name of Tenant	Sutto Cafe
Net Rental	\$1,200pa + GST

Sale Summary

Multi media marketing campaign produced strong enquiry.

Hinau Street industrial warehousing

37 Hinau Street, Castlecliff, Whanganui

SOLD

**Total
Property
Case Study**



- Large land parcel with secure fencing
- Open plan warehousing with offices and amenities
- Limited industrial stock available for purchase or lease

With limited industrial assets in the Whanganui market we anticipate good interest in this market offering. 930sqm of buildings made up of approximately 470sqm of large open-plan warehouse with great access from two sides, a circa 210sqm office on the road front for brand and business exposure plus a circa 250sqm dispatch warehouse with side access and small canopy. The secure yard is a mixture of lawn and metalled surfaces with security fencing on the Hinau Street side.

This opportunity exists for an astute investor or an owner-operator to take over this site with potential to further develop the property or to future proof the spatial requirements of your expanding business.

Property Details

Land Area	3,582sqm
Floor Area	930sqm
Zoning	Industrial (7A)

Sale Summary

Sold to a local owner-occupier looking to utilise the premises for their business operations. Limited industrial assets available on the market and sub 2% vacancy rates generated a good level of enquiry with seventeen interested parties and various offers for this industrial building and land.

Sold by

Asking Price

NZ\$625,000 + GST (if any)

Sale price

Enquire for more information

Russell Duggan

+64 27 264 4669

russell.duggan@bayleys.co.nz

BARTLEY REAL ESTATE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Jordan Davis

+64 27 882 0421

jordan.davis@bayleys.co.nz

BARTLEY REAL ESTATE LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3001122

Bite-sized investment

65 Kaiwharawhara Road, Kaiwharawhara, Wellington

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Passive freehold investment unit
- Net income of \$50,086pa + GST
- New lease from April 2020

Modern two-storey, semi-attached commercial building situated at the top end of the ever popular suburb of Kaiwharawhara. Its location is ideal for those wanting to be close to the CBD but also have easy access to the Valley and all points north. Currently leased to a Doggy Daycare, Grooming and Training business.

Property Details

Ground Floor	110sqm
First Floor	105sqm
Total Area	215sqm
Car Parks	Four (4)
Zoning	Business 1

Tenancy Details

Name of Tenant	Betty Brookfield Enterprises Ltd T/A Paws In The City
Term of Lease	Two (2) years
Commencement Date	1st April 2020
Rights of Renewal	Two (2) of two (2) years
Net Rental	\$50,086pa + GST

Sale Summary

Another successful national Total Property marketing campaign. Resulting in enquiry from all media forms and selling under the hammer, surpassing well above vendor expectations.

Sold by

Auction

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price

\$840,000

Fraser Press

+64 21 328 138

fraser.press@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Bhakti Mistry

+64 27 453 0992

bhakti.mistry@bayleys.co.nz

CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3253119**

Mid-century modern style

18-32 Haining Street, Te Aro, Wellington

SOLD

**Total
Property
Case Study**



- Sought-after Te Aro light industrial building
- Vacant possession March 2021
- Suit multitude of uses

With our vendor retiring after 30 years and vacant possession from 31st March 2021 (or earlier by negotiation), you have six months to plan your move while still enjoying a passing rental. The opportunity to put your mark on this property is now. Whether you see it as: a redevelopment site, or land banking for the future, strengthen and reconfigure the building, perhaps as funky office business units or even capitalise on the growing demand for a loft-style apartment with garaging for your toys downstairs.

Property Details

Land Area	309sqm
Floor Area	414sqm
Zoning	Central Area - Height limit 27m
Current RV	\$1,330,000

Tenancy Details

Name of Tenant	Ray Hartley Motors Limited
Term of Lease	Six (6) months or by negotiation
Commencement Date	30th September 2020
Net Rental	\$72,000 + GST per annum

Sale Summary

Seven tenders received, one unconditional. Sold at Tender opening to unconditional Tenderer.

Sold by Tender

Level 14, The Bayleys Building,
36 Brandon Street,
Wellington, New Zealand

Sale price

Confidential

Andrew Smith

+64 21 421 401
andrew.smith@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Mark Walker

+64 21 320 280
mark.walker@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/3253117

Prize on Pirie

25-29 Pirie Street, Mt Victoria, Wellington

SOLD

**Total
Property
Case Study**



- Sought-after Mount Victoria location
- Lease expiring October 2020
- Potential net rental \$140,000pa + GST finished and leased as office

Comprising high stud showroom with mezzanine office with a full first floor currently configured as office plus forecourt parking, this property is a rare opportunity indeed. Effectively selling with vacant possession due to the expiring lease, this superbly located building represents an awesome chance for you to secure a foothold in one of Wellington's most desirable locations. Whether you looking to get out of the rent trap and occupy it yourself, are in the market for a hands-on investment or even a conversion project, then it's time to call and arrange an inspection.

Property Details

Land Area	335sqm
Showroom	222.5sqm
Mezzanine Office	91.7sqm
First Floor Office	237.5sqm
Total Building Area	551.7sqm

Tenancy Details

Currently leased to Archaus Architects on a lease expiring 20 October 2020. Full tenancy details are available on request.

Sale Summary

Multiple offers received, sold unconditionally after negotiations with top tender party.

Sold by
Price by Negotiation

Sale price
\$1,500,000

Mark Walker
+64 21 320 280
mark.walker@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Paul Cudby
+64 21 421 374
paul.cudby@bayleys.co.nz
CAPITAL COMMERCIAL (2013) LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**3253127**

Quality investment, quality tenant

64 Langdons Road, Papanui, Christchurch, Canterbury

SOLD

**Total
Property
Case Study**



- Five-year lease to a national tenant
- 603sqm two-level building on a 1,322sqm fee simple title
- 21 on-site car parks
- 100% NBS - post-quake construction

This well positioned two-level office/retail building faces Langdons Road in Papanui adjacent to North West Christchurch's new North Link bulk retail development. With approximately 75% of the building leased to respected national family services provider Barnardos NZ, this building has an annual projected rental of over \$200,000 net. A small 147sqm ground floor retail/showroom tenancy is the only available vacant space with its own entry directly to the street. A 12-month rental guarantee for this area will be provided by the vendor. Surrounded by majestic oak trees and mature landscaping, the setting is superb.

Property Details

Car Parks	21
Zoning	Commercial Retail Park

Tenancy Details

Name of Tenant	Barnardos New Zealand
Term of Lease	Five (5) years
Commencement Date	1st March 2020

Sale Summary

The building went under offer within two days of the release of Total Property. Interest was recorded from a number of investors, with one other offer presented during the due diligence period.

**Sold by
For Sale**

Sale price
\$3,200,000

Yield
6.00%

Source of Purchaser
Established Client

Purchaser Profile
Passive Investor

Murray Madgwick
+64 21 228 4056
murray.madgwick@bayleys.co.nz
WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/**5512803**

Outstanding and strategic opportunity

269 Lincoln Road, Addington, Christchurch, Canterbury

SOLD

**Total
Property
Case Study**



Boundary lines are indicative only

- Superb corner site on main thoroughfare
- Well maintained property that would work for a wide range of businesses
- 330sqm of floor area plus large car parking area
- 100% New Building Standard
- Average traffic count of approximately 23,000 vehicles travel Lincoln Road daily

Rarely do quality properties with a location such as 269 Lincoln Road come to the market. This offering is extremely functional and versatile in a top location. Its proximity to the revitalised city centre has made the Lincoln Road area ripe for the significant transformation and development that has occurred over the past decade. Horncastle Arena, Addington Raceway and Orangetheory Stadium are within walking distance while staff and customers will enjoy Lincoln Roads restaurants, cafes, and shops and the nearby Tower Junction Shopping Centre.

A great opportunity for a savvy owner occupier or investor. Offered to the market with real determination by our motivated owners.

Property Details

Land Area	1,087sqm
Car Parks	19
Zoning	Commercial Core

Sale Summary

Five competing bidders on auction day, eventually being sold to an owner-occupier.

Sold by

Auction (unless sold prior)

3 Deans Avenue, Riccarton,
Christchurch, New Zealand

Sale price

\$1,600,000

Source of Purchaser

Electronic direct mail

Purchaser Profile

Owner occupier SME

Alex White

+64 27 785 4211

alex.white@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Stewart White

+64 27 478 8944

stewart.white@bayleys.co.nz

WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Lloyd Budd

+64 21 079 8789

lloyd.budd@bayleys.co.nz

BAYLEYS REAL ESTATE LTD, AUCKLAND CENTRAL,
LICENSED UNDER THE REA ACT 2008

[bayleys.co.nz/1690823](https://propertyfiles.co.nz/property/516600002)

<https://propertyfiles.co.nz/property/516600002>

Port Hills "as is where is" 134 storage units

301 Port Hills Road, Hillsborough, Christchurch, Canterbury



Boundary lines are indicative only

- Industrial General zoned land
- Excellent flexibility with 134 unit titled units
- Strong cash flow potential

The 134 units at 301 Port Hills Road is an “as is where is” opportunity of large magnitude that can’t be ignored. Built in 1999, the property consists of 142 storage units with 134 being owned by the Crown that are for sale and eight are privately owned.

The 134 units range in size from 18sqm to 101sqm which are each in varying condition and the site is configured in 13 separate blocks. The property is fully fenced, asphalted with channels and sumps, has a lockable entrance way and is in an excellent location being close in proximity to the Port and CBD.

Property Details	
Land Area	3.330ha
Floor Area	18sqm to 101sqm
Zoning	Industrial General
Opportunity	“As is where is” unit titled storage units.

Sale Summary	
This property drew an incredible amount of interest from purchasers right across New Zealand. With 15 offers at the close of deadline the vendors were delighted with the result of a well run deadline campaign.	

Sold by
For Sale by Deadline Private Treaty
(unless sold prior)
3 Deans Avenue,
Christchurch, New Zealand

Sale price
\$1,207,500

Source of Purchaser
Trademe.co.nz

Purchaser Profile
Owner occupier SME

Harry Peeters
+64 27 374 1194
harry.peeters@bayleys.co.nz
WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

Nick O'Styke
+64 27 696 9801
nick.ostyke@bayleys.co.nz
WHALAN AND PARTNERS LTD, BAYLEYS,
LICENSED UNDER THE REA ACT 2008

bayleys.co.nz/5512778

